| 067.A | 0003 | 0012.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 644,000 / 644,000 |
| | | | | | USE VALUE: | 644,000 / 644,000 |
| | | | | | ASSESSED: | 644,000 / 644,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 7 | | JOYCE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KACEY WALTER J &--ETAL |
| Owner 2: | DOHERTY KATHERINE F |
| Owner 3: | |
| Street 1: | 7 JOYCE RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .183 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1948, having primarily Vinyl Exterior and 1088 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7950.000 | 183,100 | | 460,900 | 644,000 |
| Total Card | 0.183 | 183,100 | | 460,900 | 644,000 |
| Total Parcel | 0.183 | 183,100 | | 460,900 | 644,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 591.91 | /Parcel: 591.91

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 128739 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 10/12/18 |

!5803!

## PREVIOUS ASSESSMENT

Parcel ID: 067.A-0003-0012.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 183,100 | 0 | 7,950. | 460,900 | 644,000 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 176,600 | 0 | 7,950. | 460,900 | 637,500 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 176,700 | 0 | 7,950. | 461,000 | 637,700 | 637,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 161,900 | 0 | 7,950. | 428,000 | 589,900 | 589,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 161,900 | 0 | 7,950. | 428,000 | 589,900 | 589,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 161,900 | 0 | 7,950. | 375,300 | 537,200 | 537,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 161,900 | 0 | 7,950. | 342,400 | 504,300 | 504,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 161,100 | 0 | 7,950. | 302,900 | 464,000 | 464,000 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 02:47:51 |

## LAST REV

| Date | Time |
|---|---|
| 08/12/19 | 11:26:06 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5803

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 13237-503 | | 7/15/1977 | | 40,000 | No | No | N | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/26/2017 | 87 | Manual | 4,350 | C | | | | install entry door |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/12/2018 | Info At Door | BS | Barbara S |
| 1/6/2009 | Meas/Inspect | 345 | PATRIOT |
| 12/9/1999 | Meas/Inspect | 163 | PATRIOT |
| 2/1/1992 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 128739 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7950 | | Sq. Ft. | Site | | 0 | 70. | 0.83 | 12 | | | | | | | | | 460,949 | | | | | | 460,900 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.18251 | Total SF/SM: | 7950 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 460,949 | Spl Credit | | Total: | 460,900 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 19 - Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | RED & WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1948 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | 1 - Drywall | 20 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 100.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 133.637 |
| Other Features: | 66683 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 248774 |
| Depreciation: | 65676 |
| Depreciated Total: | 183098 |

## COMMENTS

PDAS. OF=SINK IN BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 2 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

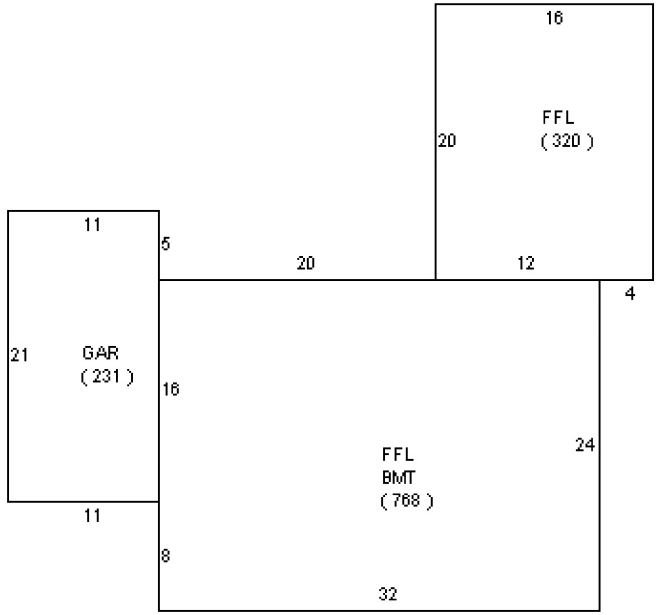
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | 1 |
| Totals | | | |
| 1 | 6 | 2 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 133.64 |
| Special Features: | 0 | Val/Su Net: | 87.73 |
| Final Total: | 183100 | Val/Su SzAd | 168.29 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,088 | 133.640 | 145,397 |
| BMT | Basement | 768 | 40.090 | 30,790 |
| GAR | Garage | 231 | 25.560 | 5,905 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,087 | | | Total: | 182,092 |
| Size Ad | 1088 | Gross Area | 2087 | FinArea | 1088 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

067.A-0003-0012.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc